

**NON-EXCLUSIVE INSTALLATION AND PROPERTY USE
AGREEMENT BETWEEN THE CITY OF SAN JOSÉ AND**

This NON-EXCLUSIVE INSTALLATION AND PROPERTY USE AGREEMENT is made and entered into by and between the CITY OF SAN JOSÉ, a municipal corporation ("CITY"), and _____, ("COMPANY"), upon execution by CITY ("EXECUTION DATE").

RECITALS

A. **WHEREAS**, CITY is the owner of that certain real property located at _____, San José, California, more particularly described on the "Property Description," attached hereto as **EXHIBIT "A"** and incorporated herein by this reference ("PROPERTY"); and

B. **WHEREAS**, COMPANY desires to install, at no cost to CITY, a new monopole, which monopole shall hereinafter be referred to as the "MONOPOLE"; and

C. **WHEREAS**, said MONOPOLE shall be suitable not only for the City Communications, but also for installing and maintaining COMPANY owned antenna(e) and associated equipment, which are more particularly described in the "ANTENNA FACILITIES Description," attached hereto as **EXHIBIT "B"** ("ANTENNA FACILITIES"); and

D. **WHEREAS**, the ANTENNA FACILITIES shall provide services, more particularly described on the "Description of Services", attached hereto as **EXHIBIT "C"** ("SERVICES"); and

E. **WHEREAS**, upon construction of the MONOPOLE, COMPANY will convey it to CITY as part of the compensation for COMPANY'S receipt of the right to use certain portions of the PROPERTY for the purpose of installing, maintaining, and operating ANTENNA FACILITIES to provide SERVICES; and

F. **WHEREAS**, CITY desires to have the SERVICES available in CITY in accordance with the terms and conditions contained in this AGREEMENT.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

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**SECTION 1. RIGHT OF ENTRY FOR PURPOSES OF CONSTRUCTING
MONOPOLE**

A. Purpose.

Subject to the limits herein stated, the right of entry granted herein is a right to enter onto the PROPERTIES for the purposes of:

Installation of the new MONOPOLE(S) on the PROPERTY. Such installation(s) shall all in accordance with the Plans and Specifications (attached hereto as **EXHIBIT "C"**) and terms and conditions expressed herein. (The activities set forth in this paragraph shall hereinafter be referred to as the "PROJECT").

B. Limitations:

Activities conducted pursuant to this right of entry shall be conducted only after COMPANY has determined that no underground utilities or other hazards exist in the area proposed for installation of the MONOPOLE.

C. Term.

Subject to the termination provision set forth in **SECTION 5** below, the term of this Right of Entry shall begin upon execution of this AGREEMENT by CITY ("Effective Date") and terminate the earlier date of completion of the MONOPOLE or six months from the execution of this agreement.

D. Terms and Conditions.

The Right of Entry is given subject to the following terms and conditions:

(1) COMPANY has submitted Plans and Specifications for the proposed MONOPOLE to CITY, at the address set forth for Notices herein COMPANY shall supply the CITY any additional information it may need before approving the Plans and Specifications. No entry shall be made until CITY has approved such Plans and Specifications for the MONOPOLE.

(2). No entry shall be made until CITY has received: a schedule for the proposed work related to the construction of the MONOPOLE, and a list of the names of all agents and contractors of COMPANY authorized by COMPANY, to enter the PROPERTY. Said schedule shall be delivered to CITY no later than fifteen (15) days prior to entry upon the PROPERTY by COMPANY.

(3). COMPANY shall be responsible for coordination of work to avoid any utility conflicts, or conflicts with any PROPERTY facilities and/or operations; additionally COMPANY shall be responsible for assuring that no digging is done on an Indian burial site or other site with archeological or historical significance.

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(4). COMPANY and its employees, agents and contractors shall comply with all applicable local, state, and federal laws and regulations including those laws which govern worker health and safety and reporting the use, handling, treatment, removal, or disposal of toxic or hazardous substances, materials or wastes, including without limitation all substances described in the definition of Hazardous Materials set forth in Exhibit "D" attached hereto and incorporated herein, which may exist on the PROPERTY (hereinafter "Hazardous Materials"); and shall obtain all required regulatory and governmental permits and licenses necessary to perform the work hereunder; shall conduct their operations on the PROPERTY so as to avoid unfavorable impact upon the environment; shall comply with all applicable provisions of the Environmental Quality Act of 1970 (California Public Resources Code, Sections 21,000, et. seq.); and shall take all required steps to minimize dust and noise in conformance with neighborhood and governmental standards.

(5). COMPANY shall obtain and maintain any and all necessary permits from the relevant agencies and comply with all current laws, ordinances, orders, rules, regulations and permits with respect to its performance of the activities relevant to this right of entry. COMPANY shall timely pay to CITY all applicable deposit fees, permit fees and other fees or amounts required to be paid by COMPANY to CITY in connection with obtaining permits or performing work under this AGREEMENT, including without limitation any fees as required by any federal, state or local law, statute, ordinance, rule or regulation.

(6). COMPANY shall not commence physical installation of the MONOPOLE before approval of Plans and Specifications pursuant to provision D.(1). and obtaining approval of all applicable permits pursuant to provision D.(5). Approval of Plans, Specifications and Permits by CITY Departments shall not release COMPANY from the responsibility for, or the correction of, any errors, omissions or other mistakes that may be contained in the Plans, Specifications and/or Permits. COMPANY agrees to perform any work in furtherance of the Plans, Specifications and Permits at COMPANY'S sole expense and in accordance with and in a manner CITY is satisfied conforms to Plans, Specifications and Permits as may be approved by CITY in furtherance of this AGREEMENT.

(7). COMPANY and its employees, agents and contractors shall properly and lawfully transport and dispose of any and all drill cuttings, purged water and Hazardous Materials generated by the work of such parties on the PROPERTY.

(8). CITY shall have access to inspect the any work conducted by COMPANY while the installation of the MONOPOLE is being carried out.

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E. No Warranty of Suitability of Property

It is COMPANY's election to install and maintain the MONOPOLE at the PROPERTY and COMPANY does so solely at its own risk. CITY makes no representations or warranties regarding the suitability, condition or fitness of the PROPERTY for the installation, maintenance or use of the MONOPOLE or the ANTENNA FACILITIES.

SECTION 2. TRANSFER OF OWNERSHIP OF MONOPOLE

Upon completion of the installation the MONOPOLE and all associated equipment, excluding the ANTENNA FACILITIES shall become property of the CITY. COMPANY shall notify CITY in writing upon completion of construction of the MONOPOLE. The CITY MANAGER or his/her designee shall have fifteen (15) working days to accept or reject such MONOPOLE, which acceptance shall be in writing.

SECTION 3. USE AGREEMENT FOR INSTALLATION AND MAINTENANCE OF ANTENNA FACILITIES.

Upon installation of the MONOPOLE and transfer of ownership of said MONOPOLE to CITY, CITY shall permit COMPANY to use certain portions of the MONOPOLE, ("LICENSED AREAS"). Said use shall be on a non-exclusive basis, limited to the purpose of installing, maintaining and operating ANTENNA FACILITIES to provide SERVICES. Said use shall additionally be subject to the following terms and conditions:

A. Access.

- (1). COMPANY will be given reasonable access to the LICENSED AREAS between the hours of 6:00 a.m. to 6:00 p.m. to repair, maintain or remove ANTENNA FACILITIES, provided COMPANY provides CITY with at least five (5) days prior written notice of the times that COMPANY will need access to that portion of the LICENSED AREAS located on the PROPERTY and at least forty-eight (48) hour's actual prior oral notice to CITY of the times that COMPANY will need access to any other portion of the LICENSED AREAS or PROPERTY. The CITY'S [designate CITY contact person] _____ ("PROPERTY MANAGER") or his/her designee shall be CITY's contact for these purposes, unless CITY otherwise indicates in writing.
- (2). If an emergency repair of the ANTENNA FACILITIES is necessary, COMPANY may be allowed reasonable access to the LICENSED AREAS between 6:00 P.M. and 6:00 A.M., provided that COMPANY obtains the PROPERTY MANAGER'S prior permission to enter the LICENSED AREAS. The CITY shall provide COMPANY with the phone number of the PROPERTY MANAGER, which number shall permit contact with the PROPERTY MANAGER, or his/her designee, twenty-four (24) hours per day.

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- (3) COMPANY shall allow a representative of the CITY to observe any repair, maintenance or removal work performed at the LICENSED AREAS or any other portion of the PROPERTY.

B. Relocation and Removal.

- (1) At any time during the term of this AGREEMENT, CITY may require relocation of the ANTENNA FACILITIES to a location designated by CITY, provided that CITY shall provide COMPANY with a one hundred twenty (120) day prior written notice that the ANTENNA FACILITIES must be relocated.
- (2) If COMPANY fails to remove or relocate the ANTENNA FACILITIES or repair or restore the affected areas of the LICENSED AREAS and PROPERTY within the one hundred and twenty (120) day period, as that period may be extended as provided in this SECTION, CITY MANAGER, in his or her sole discretion and without limitation with respect to any other rights or remedies which he/she may have, may terminate this AGREEMENT, effective no earlier than seven (7) days after the date of notice of termination and CITY may remove any of COMPANY's property, including the ANTENNA FACILITIES from the PROPERTY.
- (3) If CITY removes the ANTENNA FACILITIES pursuant to this SECTION, COMPANY shall pay to CITY all costs associated with CITY's removal of the ANTENNA FACILITIES, including any storage costs and costs to repair and restore the PROPERTY, including the LICENSED AREAS, within ten (10) days after receipt by COMPANY of an itemized bill therefor.

C. Title to the ANTENNA FACILITIES.

Title to the ANTENNA FACILITIES shall be and remain with COMPANY while the ANTENNA FACILITIES are installed and maintained at the PROPERTY in accordance and compliance with all of the terms of this AGREEMENT.

D. Title to improvements to the PROPERTY.

In addition to title to the MONOPOLE transferred pursuant to SECTION 2, and notwithstanding SECTION 3.C, above, title to any other improvements to the PROPERTY, or LICENSED AREAS required for the placement of the ANTENNA FACILITIES and the MONOPOLE, shall be and remain with CITY. Title to the ANTENNA FACILITIES shall be and remain with COMPANY.

E. No Warranties of Suitability of MONOPOLE.

It is COMPANY's election to install and maintain the MONOPOLE at the PROPERTY and COMPANY shall be fully responsible for the installation, maintenance or use of the ANTENNA FACILITIES as well as assuring that said MONOPOLE is suitable for COMPANY's intended uses. CITY makes no representations or warranties regarding the suitability, condition or fitness of the

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PROPERTY for the installation, maintenance or use of the ANTENNA FACILITIES on said MONOPOLE and COMPANY does so solely at its own risk.

F. Term of the Use Agreement

(1) Initial Term.

The term of the Use Agreement ("Term") shall commence upon acceptance of the MONOPOLE by the City Manager or his/her designee pursuant to **SECTION 2**, above. ("EFFECTIVE DATE"). Said Term shall continue for five (5) years, expiring at 11:59 p.m. on the fifth anniversary of said EFFECTIVE DATE ("EXPIRATION DATE"), unless earlier terminated as pursuant to the terms of this AGREEMENT.

(2) Option to Extend.

COMPANY shall have the option to extend the term of this AGREEMENT beyond the initial term described herein for one additional five (5) year period on the same terms, covenants and conditions that are contained in this AGREEMENT; CITY shall increase the USE CHARGE during the option period in the manner as provided in **SECTION 3.G.(2)(a)**, below. **COMPANY shall exercise its option to extend this AGREEMENT, if at all, by giving CITY a written notice that COMPANY intends to exercise its option no later than one hundred and eighty (180) days prior to the EXPIRATION DATE.**

G. Use Charge.

(1) Charge and Payment.

Commencing upon the EFFECTIVE DATE, COMPANY shall pay CITY the sum of _____ per year calculated in accordance with the CITY's Rate Schedule as shown in **EXHIBIT E** and subject to annual adjustment as provided below ("USE CHARGE"). The USE CHARGE shall be due and payable in full on the each anniversary of the EFFECTIVE DATE ("Anniversary Date") without offset, in advance. COMPANY shall make all payments to CITY at the following address:

City of San José
Department of Public Works – Fiscal Section
801 North First Street, Suite 320
San José, California 95110

Initial payment by COMPANY for adjustments made for addition of antennae, pursuant to **Exhibit "E"** shall be due and payable at the address set forth above on the date CITY approves placement of said additional antennae on the ANTENNA FACILITIES and shall be prorated to reflect the remainder of the year of the Term ("Term Year"). CITY shall reimburse COMPANY for Adjustments reflecting removal of antennae no later than sixty (60) days after CITY is notified by COMPANY in writing of such removal. Adjustments to reflect removal of

antennae shall be prorated to reflect the portion of the Term Year remaining after CITY receives said written notice of such removal.

(2) Adjustment of USE CHARGE.

- (a). The USE CHARGE shall be increased annually, up to the maximum amount set forth below, to equal the greater of: (i) a 4% increase over the then current USE CHARGE, or (ii) the extent of any percentage change which occurred in the Consumer Price Index (All Items, Base 1982-84 = 100) as published by the United States Department of Labor, Bureau of Labor Statistics for All Consumers for the San Francisco-Oakland-San Jose Metropolitan area (hereinafter "CPI"). The percentage change in the CPI shall be calculated by a fraction, the denominator of which is the CPI in effect as of the calendar month fourteen (14) full months prior to the adjustment date, and the numerator of which is the CPI in effect two (2) full months prior to the adjustment date.
- (b). If the Department of Labor discontinues publishing the index mentioned above, CITY may use a comparable index to calculate the percentage change in the CPI.
- (c). The USE CHARGE adjustment shall occur on each Anniversary Date.
- (d). Should COMPANY enter into an agreement for the same, or substantially similar, ANTENNA FACILITIES with another "Governmental Entity" for use of any structure owned by such Governmental Entity anywhere in the San Francisco-Oakland-San Jose Metropolitan Area as defined by the Bureau of Labor Statistics for its CPI Index which agreement requires COMPANY to pay higher use rates ("Higher Use Rate") than the rate then in effect hereunder, COMPANY shall so notify CITY within thirty (30) days of the effective date of such agreement. In the event COMPANY enters into such an agreement, COMPANY shall begin paying such Higher Use Rate to CITY within sixty (60) days of such demand. The first payment shall be made in one lump sum to CITY and shall be equal to the Higher Use Rate for the period beginning on the commencement date of the agreement with the Governmental Entity and ending on the following Anniversary Date less the amount then already paid for the same period.. For each year thereafter, COMPANY shall pay annually to CITY the Higher Use Rate. For purposes of this Agreement "Governmental Entity" shall mean any federal, state or local government agency thereof, including, but not limited to, Federal and State Governments or Feral and State Governmental entities, all County and Municipal Governments, Redevelopment Agencies, and governmental transit authorities. The provisions of this paragraph shall not apply to extensions of existing contracts between Government Entities and COMPANY, which are in effect as of Commencement Date.

H. Right to Use Applicable Only to Property

This AGREEMENT shall not be construed to permit construction, installation, maintenance or use of ANTENNA FACILITIES on any property other than the LICENSED AREAS of the MONOPOLE.

I. Compliance with Applicable Laws and Approvals.

- (1) COMPANY shall construct, install, operate, maintain and remove ANTENNA FACILITIES in accordance with all applicable federal, state and local governmental laws, rules and regulations now in existence or as hereafter enacted or amended. Without limiting the foregoing, COMPANY shall obtain, maintain and fully comply with any and all permits or approvals required from CITY.
- (2) COMPANY acknowledges and agrees that CITY requires users of communications services such as the SERVICES to pay to CITY a utility users' tax pursuant to Chapter 4.68 of Title 4 of the San José Municipal Code, as the same may be amended from time to time. Without limiting the other provisions of this SECTION, COMPANY agrees that COMPANY shall collect from the users of the SERVICES and remit to CITY said utility users' tax all in the manner described in, and in compliance with, Chapter 4.68 of Title 4 of the San José Municipal

J. Maintenance and Repair.

- (1) COMPANY shall maintain and repair the ANTENNA FACILITIES, at no cost to CITY (except as specifically provided otherwise in this AGREEMENT) and to CITY's reasonable satisfaction, any and all damage to the PROPERTY or the LICENSED AREAS that may result from any relocation or removal of the ANTENNA FACILITIES or COMPANY'S exercise of any of the rights and privileges hereby granted, including, without limitation, damage to the electrical system in the PROPERTY or the LICENSED AREAS. Upon removal of the ANTENNA FACILITIES and termination of this AGREEMENT, COMPANY shall restore the affected areas of the PROPERTY and the MONOPOLE to at least as good condition and repair as before COMPANY'S use thereof, except for ordinary wear and tear.
- (2) COMPANY agrees to and shall: (1) shall keep the ANTENNA FACILITIES and the LICENSED AREAS in neat, clean and orderly condition at all times; (2) not cause rubbish, garbage or debris to accumulate or remain on or around the ANTENNA FACILITIES, LICENSED AREAS or PROPERTY at any time; (3) not commit, suffer or allow any acts to be done at or around the ANTENNA FACILITIES, LICENSED AREAS or PROPERTY in violation of any law, regulation, permit or rule; and, (4) not use or allow the use of the ANTENNA FACILITIES, LICENSED AREAS or PROPERTY for any illegal or immoral purpose.
- (3) COMPANY shall mark cabling every 18 inches with identifying ownership markings and identify the ANTENNA FACILITIES with similar ownership markings. Prior to

installation, COMPANY shall submit plans and specifications to CITY for approval of any proposed cable runs.

K. No Liability.

- (1) CITY, its agents, officers, employees or contractors, shall not be liable for any damage from any cause whatsoever to the ANTENNA FACILITIES, specifically including, without limitation, damage, if any, resulting from CITY's maintenance operations adjacent to the ANTENNA FACILITIES or from vandalism or unauthorized use of the ANTENNA FACILITIES, except as such damage is solely caused by the gross negligence or willful misconduct of CITY, its agents, officers, employees or contractors.
- (2) COMPANY shall take reasonable precautions against damage to or unauthorized use of the ANTENNA FACILITIES. CITY shall not be liable for any vandalism or other damage that may occur to the ANTENNA FACILITIES or in the LICENSED or any unauthorized use of the ANTENNA FACILITIES except as may otherwise be provided in **SECTION 3.K(1)** above.

L. Plans and Specifications and Permits.

- (1). CITY shall have the right of prior review and approval of all Plans and Specifications and shall have the right to inspect the ANTENNA FACILITIES at any time during and after installation. COMPANY shall not commence installation or alteration of the ANTENNA FACILITIES, or any portion thereof, until CITY has approved the Plans and Specifications and COMPANY has obtained all applicable permits. Approval of Plans, Specifications and Permits shall not release COMPANY from the responsibility for, or the correction of, any errors, omissions or other mistakes that may be contained in the Plans, Specifications and/or Permits. COMPANY shall be responsible for notifying CITY and all other relevant parties immediately upon discovery of such omissions and/or errors.
- (2). COMPANY agrees to perform any work in furtherance of the Plans, Specifications and Permits at COMPANY's sole expense and in accordance with and in a manner CITY is satisfied conforms to Plans, Specifications and Permits as may be approved by CITY in furtherance of this AGREEMENT.
- (3). COMPANY will submit four (4) sets of such Plans and Specifications to the CITY at the address set forth for Notices in **Section 15** herein, which CITY shall use for description and acceptance of the ANTENNA FACILITIES. COMPANY shall supply the CITY any additional information it may request before approving the Plans and Specifications.
- (4). COMPANY shall apply for and obtain all applicable permits as are required by CITY to perform the work described in this AGREEMENT and shall comply with all of the terms and conditions set forth in such permits, including, without limitation, allowing CITY personnel to inspect the installation of the ANTENNA FACILITY on CITY property. COMPANY shall arrange for, obtain and bear costs of all: permits

(including without limitation any fees as required by any federal, state or local law, statute, ordinance, rule or regulation); plan check and inspection fees; licenses; environmental impact reports; site preparation; surface treatment and relocation of any facilities on the PROPERTY, as necessary or required for health or safety in the construction or alteration of the PROPERTY. As a condition of this AGREEMENT, COMPANY agrees to perform the covenants and conditions contained in any permit issued or to be issued to COMPANY by CITY's Chief Engineer or his designees.

- (5). COMPANY shall not commence physical installation of the ANTENNA FACILITIES before approval of Plans and Specifications pursuant to provision 9.A and obtaining approval of all applicable permits pursuant to provision 9.D. Approval of Plans and Specifications by CITY Departments shall not release COMPANY from the responsibility for, or the correction of, any errors, omissions or other mistakes that may be contained in Plans and Specifications. COMPANY agrees to perform any work at COMPANY'S sole cost and at COMPANY'S sole expense and in accordance with and in a manner CITY is satisfied conforms to Plans and Specifications as may be approved by CITY in furtherance of this AGREEMENT.

M. Frequency Interference.

- (1) COMPANY will not cause, permit or allow the installation, operation, maintenance or use of the ANTENNA FACILITIES or any other equipment installed pursuant to this AGREEMENT to interfere with: (1) any CITY use of the PROPERTY; (2) , CITY equipment used at the PROPERTY; (3) CITY communications ; and/or (4) or any pre-existing third party uses of the PROPERTY, or any other CITY property, including uses of communications equipment, which uses were authorized or planned by CITY prior to the execution of this Agreement. COMPANY shall immediately provide, in writing, to the CITY at the address set forth for notices in **Section 18**, herein, the frequencies utilized in the operation of the ANTENNA FACILITIES. COMPANY shall also provide the CITY, at the same address, with written notice of any intended changes in those frequencies, a description of those frequencies and the dates that those frequency changes are anticipated to occur, at least thirty (30) days prior to the date that those frequency changes are anticipated to occur. COMPANY shall not begin any work on the PROPERTY pursuant to this AGREEMENT until these frequencies have been approved in writing by CITY's Chief Information Officer or any other person that may be designated to make such approval by CITY's City Manager.
- (2) COMPANY shall ensure that its use of the ANTENNA FACILITIES does not interfere with any communication transmissions in the vicinity of the PROPERTY, including without limitation, the CITY'S public safety transmissions, police and fire communications, CITY'S internal communications, or communications used by CITY or CITY'S tenants. COMPANY shall operate the ANTENNA FACILITIES in such a manner that all communications sent or received by the ANTENNA FACILITIES shall be separated from all CITY communications frequencies, including without limitation, CITY communications listed in the preceding sentence, by at least 1 megahertz.

- (3) If COMPANY's construction, installation, maintenance, operation, use or removal of the ANTENNA FACILITIES violates this provision, COMPANY shall immediately eliminate such violation or interference. If COMPANY fails to immediately eliminate such violation or interference, CITY may, in addition to and without compromising any other remedy available to CITY, immediately cut off power to the FACILITIES in the manner set forth in **SECTION 3.N.**, below. CITY shall immediately provide notice to COMPANY of any interference or the exercise of CITY's shut off rights pursuant to this Subsection.
- (4) COMPANY shall use its best efforts to operate its communications equipment in a manner that is consistent with all applicable frequencies assigned to it by the Federal Communications Commission ("FCC") and in compliance with all applicable FCC rules and regulations.

N. Emergency

- (1) COMPANY understands that emergency situations may develop from time to time that require power to the ANTENNA FACILITIES to be shut off. Notwithstanding **SECTION 3.M.**, COMPANY agrees that in the event that CITY determines, in its sole discretion that such an emergency situation exists, and there are frequency interferences of any nature between CITY'S communication equipment and that of COMPANY, CITY shall have the right to shut off immediately any power to the ANTENNA FACILITIES and any equipment of COMPANY'S located on the PROPERTY for the duration of the emergency. COMPANY agrees not to hold CITY responsible or liable for and shall protect, defend, indemnify and hold CITY harmless pursuant to **SECTION 6** for any damage, loss, claim or liability of any nature suffered as a result of the loss of the use of the ANTENNA FACILITIES or other communication facilities at PROPERTY or affected by the power outage at PROPERTY.
- (2) COMPANY agrees to install a master power "cut-off" switch on their equipment for the purpose of assisting CITY in such an emergency.
- (3) Unless otherwise specifically provided in a notice of termination of this AGREEMENT, CITY's exercise of the right to shut off any power to the ANTENNA FACILITIES pursuant to this SECTION is not intended to constitute a termination of this AGREEMENT by either party. COMPANY and CITY shall meet after the CITY determines that an emergency situation has ended to establish the time and manner in which power shall be restored to the ANTENNA FACILITIES.
- (4) CITY shall have the right to determine what constitutes an "emergency situation" pursuant to this SECTION.

O. Inspection

The LICENSED AREAS, including (if any) the keys thereto, shall be at all times under control of the CITY, whose officials, employees and agents shall have the right to enter

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the LICENSED AREAS, and all portions thereof, for purposes of inspection (and other purposes contemplated by this AGREEMENT) at all times during the period covered by this AGREEMENT.

P. Utilities

COMPANY shall be solely responsible for ensuring that the LICENSED AREAS have adequate electrical power and any other utility service necessary or useful to operation of the ANTENNA FACILITIES. CITY is not obligated to make electricity or other utilities available if there is an interruption in such service to the LICENSED AREAS or to the PROPERTY.

Q. Licensing and Authorization

(Applicable only if COMPANY operates its ANTENNA FACILITIES in such a way as to require licensure by the Federal Communications Commission).

COMPANY represents that it is licensed by the Federal Communications Commission to operate the ANTENNA FACILITIES and provide the SERVICES, and COMPANY agrees provides documentation evidencing such licensing and authorization within 10 days of a written request by CITY for such documentation.

SECTION 4. RIGHT OF CITY ACCESS

CITY reserves, and COMPANY agrees to, the right of CITY, its authorized officers, employees, agents or contractors, to enter into and access the LICENSED AREAS and the PROPERTY at any time. Without limiting the foregoing, CITY and COMPANY agree that CITY may: (1) inspect the PROPERTY, LICENSED AREAS and ANTENNA FACILITIES for COMPANY'S compliance with the terms of this AGREEMENT; (2) make repairs, alterations or additions to the PROPERTY or LICENSED AREAS or maintain or use the PROPERTY or LICENSED AREAS in any manner not prohibited by the terms of this AGREEMENT, all without a claim by COMPANY for any loss of occupation or use of, or any abatement of, the USE CHARGE for use of the LICENSED AREAS.

SECTION 5. TERMINATION

A. Termination with Cause.

Except as otherwise provided in this Agreement, CITY shall have the right to terminate this AGREEMENT immediately .(i) if COMPANY fails to cure a material breach (the materiality of which shall be determined in CITY's sole discretion) of any term or condition hereof, within thirty (30) days after CITY has notified COMPANY of such breach; or (ii) if said cure cannot be reasonably be completed within thirty (30) days and COMPANY has not commenced curative action within said thirty (30) days and thereafter diligently (in CITY'S sole opinion) prosecuted such cure to completion; or (iii) if COMPANY's operation is deemed by CITY to endanger or pose a threat to the public health, safety or welfare, including, without limitation, and as an example, if operation of

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the ANTENNA FACILITIES adversely interferes with, or otherwise adversely affects CITY communications or operations; (iv) if CITY is mandated by law, a court order or decision, or the federal, state or local government to take certain actions that will cause or require the removal of the ANTENNA FACILITIES from the LICENSED AREAS; or (v) if the removal of the ANTENNA FACILITIES from the LICENSED AREAS is needed to accommodate the construction, installation, operation, repair, maintenance or improvement of a project funded in whole or in part by CITY or the REDEVELOPMENT AGENCY of CITY.

B. Removal of ANTENNA FACILITIES Upon Termination.

COMPANY shall remove the ANTENNA FACILITIES and repair and restore, to the condition as existed prior to the commencement of COMPANY's right to use the MONOPOLE, the affected areas of the LICENSED AREAS and the PROPERTY prior to the expiration of this AGREEMENT. If this AGREEMENT is terminated by either party earlier than the expiration of the term, COMPANY shall remove the ANTENNA FACILITIES and repair and restore the affected areas of the LICENSED AREAS and the PROPERTY as set forth above no later than termination of the AGREEMENT, provided that termination due to required relocation of the ANTENNA FACILITIES shall be governed by SECTION 3.B. Removal of the ANTENNA FACILITIES shall be at COMPANY's sole cost and expense, except as specifically provided otherwise in this AGREEMENT.

C. Prorated Use Charge Reimbursement

In the event of the early termination of this Agreement, CITY will reimburse COMPANY the unused portion of the USE CHARGE after proration and proper computation.

SECTION 6. INDEMNIFICATION.

COMPANY shall protect, defend, indemnify, and hold harmless CITY, its officers, employees and agents against any claim, loss or liability arising from, or related to, any damage, injury or loss caused by, or resulting from, the installation, maintenance, operation or use of the MONOPOLE and/or the ANTENNA FACILITIES, the provision of SERVICES, or resulting in any way from COMPANY's occupation or use of the PROPERTY or the LICENSED AREAS, including, without limitation, that which is due, in whole or in part, to the willful misconduct or negligent acts (active or passive) or omissions by COMPANY, its officers, employees, consultants or agents. COMPANY'S obligation to indemnify and hold harmless excludes only such claim, loss or liability that is due to the sole negligence or willful misconduct of CITY and/or its employees. All of COMPANY'S obligations under this SECTION are intended to apply to the fullest extent permitted by law and shall survive the expiration or sooner termination of this AGREEMENT.

In an action or claim against CITY in which COMPANY is defending CITY, CITY shall have the right to approve legal counsel providing CITY's defense.

SECTION 7. NO ABROGATION OF LEGAL RESPONSIBILITIES

CITY execution of this AGREEMENT shall not abrogate, in any way, COMPANY's responsibility to comply with all permitting requirements or to comply with all current laws, ordinances, orders, rules, regulations and permits with respect to its performance of the activities permitted under this AGREEMENT.

SECTION 8. RIGHTS UPON PROPERTY SUBORDINATE.

The right to enter and use the PROPERTY and LICENSED AREAS herein granted by CITY to COMPANY, and all rights and privileges hereunder, are and shall be subordinate to the right of CITY to use and occupy, and to any occupancy by CITY of, the PROPERTY and the LICENSED AREAS. In the event of conflict between COMPANY's right to use the PROPERTY and/or the LICENSED AREAS and CITY's desired use thereof after the EFFECTIVE DATE, CITY may require COMPANY to redesign, adjust, relocate or remove the ANTENNA FACILITIES. COMPANY's right to install, maintain and operate the ANTENNA FACILITIES, or to remove the ANTENNA FACILITIES, shall be subject at all times to such rights as CITY may have to require the removal or relocation of the ANTENNA FACILITIES at the sole cost and expense of COMPANY under the terms stated in this AGREEMENT.

SECTION 9. ASSIGNMENT.

COMPANY shall not voluntarily or by operation of law, assign, transfer, mortgage, sublet, or otherwise transfer or encumber all or any part of COMPANY's interest in this AGREEMENT or in the LICENSED AREAS, without CITY's prior written consent, which will not be unreasonably withheld, delayed or conditioned; provided, however, COMPANY shall have the right to sublease or assign its rights under this Agreement to any of its subsidiaries, affiliates or successor legal entities or to any entity acquiring substantially all of the assets of COMPANY.

SECTION 10. NO INTEREST IN PROPERTY.

Nothing herein shall be deemed to create a lease or easement to any property, or to grant any interest in the PROPERTY other than a real property license to enter upon and use the PROPERTY and LICENSED AREAS, revocable as set forth herein.

SECTION 11. NOT AGENT OF CITY

Neither anything in this AGREEMENT nor any acts of COMPANY shall authorize COMPANY or any of its employees, agents or contractors to act as agent, contractor, joint venturer or employee of CITY for any purpose.

SECTION 12. RESERVATION OF RIGHTS.

COMPANY understands, acknowledges and agrees that any and all authorizations granted to COMPANY under this AGREEMENT are nonexclusive and shall remain subject to all prior and continuing regulatory and proprietary rights and powers of CITY

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to regulate, govern and use CITY property, as well as any existing encumbrances, deeds, covenants, restrictions, easements, dedications and other claims of title that may affect CITY property. CITY and COMPANY agree that nothing contained in, or contemplated by, this AGREEMENT is intended to confer, convey, create or grant to COMPANY any perpetual interest in any CITY property or in any of CITY's public rights of way.

SECTION 13. TAXES.

- A. COMPANY shall pay before delinquency any and all taxes, assessments, licenses, fees and other public charges which may be levied, assessed or imposed upon any of COMPANY's interests herein, upon COMPANY's businesses, upon COMPANY for the privilege of conducting business, or upon any property of COMPANY at the PROPERTY. COMPANY is advised that this AGREEMENT may, but is not intended to, create a possessory interest in the LICENSED AREAS, for which COMPANY may be subject to payment of possessory interest taxes therefor, for which CITY shall not be liable. Payment of any possessory interest tax shall not reduce in any way any charges or other fees required to be paid by COMPANY hereunder.
- B. COMPANY shall not permit or suffer any liens to be imposed upon the PROPERTY or any portion thereof, without promptly discharging the same, provided, however, that COMPANY may, if it so desires, contest the legality of same following prior written notice to CITY. In the event of a contest of a lien, COMPANY shall provide a bond in an amount and in a form acceptable to CITY immediately following request therefor by CITY.

SECTION 14. INSURANCE.

- A. COMPANY, at COMPANY's own expense throughout the Term of this AGREEMENT, as extended, shall comply with the insurance requirements attached hereto as Exhibit "F" and incorporated by reference herein. The procuring of the policy or policies of insurance required by Exhibit "F" shall neither be construed to limit COMPANY's liability hereunder nor to fulfill the indemnification provisions and requirements of this AGREEMENT. Notwithstanding the policy or policies of insurance, COMPANY shall be obligated for the full and total amount of any damage, injury or loss caused by its negligence or willful misconduct arising out of this AGREEMENT or COMPANY's use of the PROPERTY or the LICENSED AREAS.
- B. COMPANY shall deposit with CITY, on or before the EFFECTIVE DATE, certificates of insurance and the required endorsements in forms reasonably satisfactory to CITY, indicating compliance with the insurance provisions of this AGREEMENT. COMPANY shall keep the insurance in effect, and the certificates evidencing the insurance on deposit with CITY, during the Term of the AGREEMENT and as the same may be extended.

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SECTION 15. CONFLICT OF INTEREST.

COMPANY shall avoid all conflict of interest or the appearance of conflict of interest in the performance of this AGREEMENT.

SECTION 16. GIFTS.

- A. COMPANY is familiar with CITY'S prohibition against the acceptance of any gift by a CITY officer or designated employee, which prohibition is found in Chapter 12.08 of the San José Municipal Code.
- B. COMPANY agrees not to offer any CITY officer or designated employee any gift prohibited by said Chapter.
- C. The offer or giving of any gift prohibited by Chapter 12.08 shall constitute a material breach of this AGREEMENT by COMPANY. In addition to any other remedies CITY may have in law or equity, CITY may terminate this AGREEMENT for such breach as provided in **SECTION 5.A.** of this AGREEMENT.

SECTION 17. DISQUALIFICATION OF FORMER EMPLOYEES.

COMPANY is familiar with the provisions relating to the disqualification of former officers and employees of CITY in matters, which are connected with former duties, or official responsibilities as set forth in Chapter 12.10 of the San José Municipal Code ("Revolving Door Ordinance"). COMPANY shall not utilize either directly or indirectly any officer, employee, or agent of COMPANY to perform services under this AGREEMENT, if in the performance of such services, the officer, employee, or agent would be in violation of the Revolving Door Ordinance.

SECTION 18. NOTICES

Except as otherwise specifically set forth and allowed under this AGREEMENT, all notices herein required to be given or which may be given by either party to the other shall be deemed to have been fully given when served personally on CITY or COMPANY, or when made in writing and deposited in the United States Mail, certified mail, return receipt requested, postage prepaid and addressed as follows:

To CITY: City of San José
Department of Public Works, Real Estate Division
84 West Santa Clara Street, Suite 460
San José, CA 95113-1815
Attention: Supervising Real Property Agent

With a copy to: Office of the City Attorney
City of San José
151 West Mission Street
San José, CA 95110

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To COMPANY:

Attention:

Either party may change its address for notice by notifying the other party in the manner provided in this Paragraph.

SECTION 19. GOVERNING LAW.

This AGREEMENT shall be construed by and in accordance with the laws of the State of California.

SECTION 20. MISCELLANEOUS

- A. Whenever the singular number is used in this AGREEMENT and when required by the context, the same shall include the plural and the masculine gender shall include the feminine and neuter genders.
- B. If there be more than one entity designated in, or signatory to, this AGREEMENT, the obligations hereunder imposed upon COMPANY shall be joint and several; and the term COMPANY as used herein shall refer to each and every of said signatory parties, severally as well as jointly.
- C. This instrument contains all of the agreements and conditions entered into and made by and between the parties and may not be modified orally, or in any manner, other than by an agreement in writing signed by all the parties hereto or their respective successors-in interest.
- D. Whenever, in this AGREEMENT the approval or consent of a party is required, such approval or consent must be in advance, shall be in writing, and shall be executed by a person having the express authority to grant such approval or consent unless the terms of this AGREEMENT specifically allow an oral approval or consent of a party.
- E. Time is, and shall be, of the essence for each term and provision of this AGREEMENT.
- F. Each and every term, condition, covenant and provision of this AGREEMENT is and shall be deemed to be a material part of the consideration for CITY's entry into this AGREEMENT and any breach hereof by COMPANY shall be deemed to be a material breach. Each term and provision of this AGREEMENT performable by COMPANY shall be construed to be both a covenant and a condition.
- G. The headings of the several paragraphs and sections of this AGREEMENT are inserted only as a matter of convenience and for reference and in no way define,

limit or describe the scope or intent of any provisions of this AGREEMENT and shall not be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

- H. In the event any covenant, condition or provision herein contained is held to be invalid by a court of competent jurisdiction, the invalidity of any such covenant, condition or provision shall in no way affect any other covenant, condition or provision herein contained, provided the invalidity of any such covenant, condition or provision does not materially prejudice either CITY or COMPANY in its respective rights and obligations contained in the valid covenants, conditions and provisions of this AGREEMENT.
- I. All exhibits and addenda referred to herein, and any exhibits or schedules which may from time to time be referred to in any duly executed amendment hereto, are by such reference incorporated herein and shall be deemed a part of this AGREEMENT as if set forth fully herein.
- J. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- K. This Agreement shall be interpreted and construed only by the contents hereof, and there shall be no presumption or standard of construction in favor of or against either party.
- L. Days, unless otherwise specified, shall mean calendar days.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT as of the EFFECTIVE DATE.

APPROVED AS TO FORM

[company]

NAME:
TITLE:

BY: _____
NAME: _____
TITLE: _____

APPROVED

CITY OF SAN JOSÉ,
a municipal corporation

NAME:
TITLE:

BY: _____
NAME: _____
TITLE: _____
DATE: _____

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EXHIBIT A

PROPERTY DESCRIPTION

[INSERT PROPERTY DESCRIPTION]

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EXHIBIT B

ANTENNA FACILITIES DESCRIPTION

[INSERT DESCRIPTION OF ALL INSTALLED EQUIPMENT]

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EXHIBIT C
PLANS AND SPECIFICATIONS

EXHIBIT D**DEFINITION OF HAZARDOUS MATERIALS**

"Hazardous Materials" shall mean any and all (a) substances, products, by-products, waste, or other materials of any nature or kind whatsoever which is or becomes listed, regulated or addressed under any Environmental Laws, and (b) any materials, substances, products, by-products, waste, or other materials of any nature or kind whatsoever whose presence in and of itself or in combination with other materials, substances, products, by-products, or waste may give rise to liability under any Environmental Law or any statutory or common law theory based on negligence, trespass, intentional tort, nuisance, strict or absolute liability or under any reported decisions of any state or federal court; and (c) any substance, product, by-product, waste or any other material which may be hazardous or harmful to the air, water, soil, environment or affect industrial hygiene, occupational, health, safety and/or general welfare conditions, including without limitation, petroleum and/or asbestos materials, products, by-products, or waste.

"Environmental Laws" shall mean and include all federal, state, and local laws, statutes, ordinances, regulations, resolutions, decrees, and/or rules now or hereinafter in effect, as may be amended from time to time, and all implementing regulations, directives, orders, guidelines, and federal or state court decisions, interpreting, relating to, regulating or imposing liability (including, but not limited to, response, removal, remediation and damage costs) or standards of conduct or performance relating to industrial hygiene, occupational, health, and/or safety conditions, environmental conditions, or exposure to, contamination by, or clean-up of, any and all Hazardous Materials, including without limitation, all federal or state superlien or environmental clean-up statutes.

EXHIBIT E**RATE SCHEDULE****CHARGES FOR ATTACHMENT OF TELECOMMUNICATION
ANTENNAS/EQUIPMENT TO CITY OF SAN JOSE OWNED PROPERTIES***

*** The rates noted below are for Fiscal Year 2001-02 ending June 30, 2002; rates increase annually by 4% or change in the SMSA CPI whichever is greater. The Consumer Price Index rose 5.8% for the 12 month period ending April 2001.**

1 to 4 antennae and/or foundation/surface area containing equipment or cabinet is less than 150 square feet	\$19,679 per annum
5 to 8 antennae and/or foundation/surface area containing equipment or cabinet is 150 to 499 square feet	\$23,615 per annum
9 or more antennae and/or foundation/surface area containing equipment or cabinet is 500+ square feet but not more than 16 antennas and 2,000 square feet	\$28,337 per annum
Requests for facilities containing more than 16 antennae and/or foundation/surface area containing equipment in excess of 2,000 square feet shall be reviewed and priced on a case-by-case basis	

• Lessees which choose to pay for 5 years upon commencement of the contract shall be charged at a 20% discount based upon the base rate x 5 without factor for inflation.¹ ;

¹ as example: placement of a single antenna on a City Light Pole and/or Traffic Signal paying five years in advance would pay \$52,800 calculated as follows: \$13,200 per annum x 5 years = \$66,000 – 20% [13,200] = \$52,800. A single payment for the 5 year option would also be offered a 20% discount however the base rate would be calculated by using the base rate at time of commencement of the agreement inflated by the greater of 4% per annum or SMSA CPI increases for the 5 year period.

EXHIBIT F**INSURANCE**

INSURANCE REQUIREMENTS. COMPANY shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to PROPERTY which may arise from, or in connection with, the performance of the work hereunder by COMPANY, its agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office form number GL 0002 (Ed. 1/96) covering commercial General Liability and Insurance Services Office form number GL 0404 covering Broad Form Commercial General Liability; or insurance Services Office Commercial General Liability coverage ("occurrence" form CG 0001), including, X. C. U. (Explosion, Collapse & Underground) coverage.
2. Insurance Services Office form number CA 0001 (Ed. 12/93) covering Automobile Liability, code 1 "any auto", or code 2 "owned autos" and endorsement CA 0025. Coverage also to include code 8 "hired autos" and code 9 "nonowned" autos.
3. Workers' Compensation insurance as required by the Labor Code of the State of California and Employers Liability insurance.
4. PROPERTY Insurance against all risks of loss to any tenant improvement or betterments.

B. Minimum Limits of Insurance

Contractor shall maintain limits no less than:

1. Commercial General Liability: \$1,000,000 per occurrence for bodily injury, personal injury, and property damage. If Commercial General Liability insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
3. Workers' Compensation and Employers Liability: Workers' Compensation limits as required by the Labor Code of the State of California and Employers Liability limits

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of \$100,000 per accident.

4. Property Insurance: Full replacement cost with no co-insurance penalty provision.

C. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to, and approved by, the CITY. At the option of the CITY, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the CITY, its officials, employees, agents and contractors; or COMPANY shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses in an amount specified by the CITY.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. Commercial General Liability and Automobile Liability Coverage(s)
 - a. The City of San Jose, its officers, employees, agents and contractors are to be covered as additional insured(s) as respects: Liability arising out of activities performed by or on behalf of, COMPANY; products and completed operations of COMPANY; premises owned, leased or used by COMPANY; and automobiles owned, leased, hired or borrowed by COMPANY. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents and contractors.
 - b. COMPANY'S insurance coverage shall be primary insurance as respects CITY, its officers, employees, agents and contractors. Any insurance or self-insurance maintained by CITY, its officers, employees, agents or contractors shall be excess of COMPANY'S insurance and shall not contribute with it.
 - c. Any failure to comply with reporting provisions of the policies by COMPANY shall not affect coverage provided CITY, its officers, employees, agents, or contractors.
 - d. Coverage shall state that COMPANY'S insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
2. All Coverage(s)

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Each insurance policy required by this AGREEMENT shall be endorsed to state that coverage shall not be suspended, voided, canceled, or reduced in limits except after thirty (30) days' prior written notice has been given to CITY.

E. Acceptability of Insurers

Insurance is to be placed with insurers acceptable to CITY'S Risk Manager.

F. Verification of Coverage

COMPANY shall furnish CITY with certificates of insurance and with original endorsements affecting coverage required by this AGREEMENT. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

Proof of insurance shall be mailed to the following address or any subsequent address as may be directed in writing by the Risk Manager:

CITY OF SAN JOSE
Risk Manager
152 North Third Street, Suite 904
San Jose, California 95112-5509

G. Subcontractors

COMPANY shall include all subcontractors as insured(s) under its policies or shall obtain separate certificates and endorsements for each subcontractor.